030.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	926,000 / 926,000
					USE VALUE:	926,000 / 926,000
					ASSESSED:	926,000 / 926,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65	-67	FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWLING KATHLEEN A & DAVID D
Owner 2:	TRS/ K&D REVOCABLE FAMILY TR
Owner 3:	
Street 1:	67 FOSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOWLING JAMES & CATHERINE -
Owner 2:	TRUSTEES/C & J FAMILY TRUST -
Street 1:	67 FOSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,535 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2419 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5535.000	457,200		468,800	926,000
Total Card	0.127	457,200		468,800	926,000
Total Parcel	0.127	457,200		468,800	926,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.84 | /Parcel: 382.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 20532

GIS Ref

GIS Ref

Insp Date 09/15/17

!2477!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	457,200	0	5,535.	468,800	926,000	926,000	Year End Roll	12/18/2019
2019	104	FV	355,600	0	5,535.	498,100	853,700	853,700	Year End Roll	1/3/2019
2018	104	FV	355,600	0	5,535.	363,400	719,000	719,000	Year End Roll	12/20/2017
2017	104	FV	333,100	0	5,535.	316,500	649,600	649,600	Year End Roll	1/3/2017
2016	104	FV	333,100	0	5,535.	269,600	602,700	602,700	Year End	1/4/2016
2015	104	FV	296,200	0	5,535.	263,700	559,900	559,900	Year End Roll	12/11/2014
2014	104	FV	296,200	0	5,535.	216,800	513,000	513,000	Year End Roll	12/16/2013
2013	104	FV	308,400	0	5,535.	206,300	514,700	514,700		12/13/2012

PRINT

Date	Time
12/10/20	17:52:49

LAST REV

Date	Time
07/03/18	14:55:37
mmcmakin	
2477	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWLING JAMES &	70040-26		10/5/2017	Convenience	1	No	No		
DOWLING JAMES/E	28962-550		8/13/1998	Family		No	No		F

USER DEFINED

Prior Id # 1:	20532
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2017	775	Re-Roof	9,000	C				
6/29/2012	835	Porch	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
4/1/2009	Meas/Inspect	345	PATRIOT
2/24/2000	Meas/Inspect	264	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5535		Sq. Ft.	Site		0	80.	1.06	1									468,841						468,800	

Total AC/HA:	0.12707	Total SF/SM:	5535	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	468,841	Spl Credit		Total:	468,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13837206
Const Adj.:	0.98980200
Adj $ / SQ:	191.550
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621159
Depreciation:	163986
Depreciated Total:	457173

COMMENTS

BMT FLOOR SINKING. UAT UNHEATED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	7	4	M
Totals			
2	12	6	

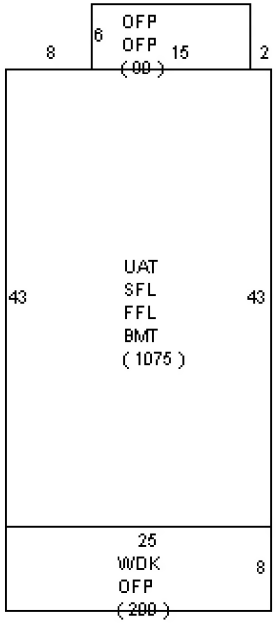
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.55
Special Features:	0	Val/Su Net:	112.22
Final Total:	457200	Val/Su SzAd	212.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,075	57.460	61,775
FFL	First Floor	1,075	191.550	205,916
SFL	Second Floor	1,075	191.550	205,916
OFP	Open Porch	380	20.630	7,839
UAT	Upper Attic	269	134.080	36,035
WDK	Deck	200	10.890	2,178

Net Sketched Area:	4,074			Total:	519,659
Size Ad	2150	Gross Are	4880	FinArea	2419

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	